LaSalle Global Trust Services

135 S. LaSalle Street, Suite 1625
Chicago, IL 60603
USA

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Administrator:
Ann Kelly 312.904.1487
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Reporting Package Table of Contents

Analyst:
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Issue Id:	JPMC08C2
Monthly Data File Name:	JPMC08C2_200807_3.ZIP

Closing Date:	8-May-2008
First Payment Date:	12-Jun-2008
Rated Final Payment Date:	12-Feb-2051
Determination Date:	8-Jul-2008

Trust Collection Period
6/7/2008 - 7/8/2008

Parties to the Transaction
Depositor: J.P. Morgan Chase Commercial Mortgage Securities Corp.
Master Servicer: Midland Loan Services, Inc./Wells Fargo Bank, N.A.
Mortgage Loan Seller: CIBC Inc./JPMorgan Chase Bank, N.A./PNC Bank, National Association
Rating Agency: Fitch, Inc./Moody's Investors Service, Inc.
Special Servicer: CW Capital Asset Management LLC
Underwriter: CIBC World Markets Corp./JP Morgan Securities Inc/PNC Capital Markets LLC

Information is available for this issue from the following sources	
LaSalle Global Trust Services Web Site	www.etrustee.net
Servicer Web Site	www.midlandls.com,www.wellsfargo.com
LaSalle Global Trust Services Factor Line	800.246.5761

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WAC:	6.624688%
WAMM:	105
Current Index:	2.475000%
Next Index:	2.456250%

Bond Payment

Class CUSIP	Original Face Value (1)	Opening Balance Per $ 1000	Principal Payment Per $ 1000	Principal Adj. or Loss Per $ 1000	Negative Amortization Per $ 1000	Closing Balance Per $ 1000	Interest Payment (2) Per $ 1000	Interest Adjustment Per $ 1000	Pass-Through Rate Next Rate(3)
A1	23,396,000.00	23,213,805.67	231,589.62	0.00	0.00	22,982,216.05	97,053.05	0.00	5.0170000000%
46632MBQ2		992.212586340	9.898684390	0.000000000	0.000000000	982.313901949	4.148275346	0.000000000	Fixed
A2	68,126,000.00	68,126,000.00	0.00	0.00	0.00	68,126,000.00	332,398.11	0.00	5.8550000000%
46632MBS8		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.879166691	0.000000000	Fixed
A3	105,514,000.00	105,514,000.00	0.00	0.00	0.00	105,514,000.00	552,893.36	0.00	6.2880000000%
46632MBW9		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.240000000	0.000000000	Fixed
A4	354,554,000.00	354,554,000.00	0.00	0.00	0.00	354,554,000.00	1,792,861.39	0.00	6.0680000000%
46632MBY5		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.056666657	0.000000000	Fixed
A4FL_REG	145,000,000.00	145,000,000.00	0.00	0.00	0.00	145,000,000.00	724,758.33	0.00	5.9980000000%
		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.998333310	0.000000000	Fixed
ASB	54,460,000.00	54,460,000.00	0.00	0.00	0.00	54,460,000.00	277,972.92	0.00	6.1250000000%
46632MCC2		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.104166728	0.000000000	6.1250000000%
A1A	65,075,000.00	65,054,738.83	25,788.94	0.00	0.00	65,028,949.89	325,165.27	0.00	5.9980000000%
46632MCE8		999.688648944	0.396295659	0.000000000	0.000000000	999.292353285	4.996777103	0.000000000	Fixed
AM	116,589,000.00	116,589,000.00	0.00	0.00	0.00	116,589,000.00	639,247.45	0.00	6.5794966762%
46632MCJ7		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.482913911	0.000000000	6.7987629929%
AJ	61,209,000.00	61,209,000.00	0.00	0.00	0.00	61,209,000.00	335,603.68	0.00	6.5794966762%
46632MCL2		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.482913951	0.000000000	6.7987629929%
B	14,574,000.00	14,574,000.00	0.00	0.00	0.00	14,574,000.00	79,907.99	0.00	6.5794966762%
46632MAG5/U48185AD1/46632MAH3		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.482914094	0.000000000	6.7987629929%
C	14,574,000.00	14,574,000.00	0.00	0.00	0.00	14,574,000.00	79,907.99	0.00	6.5794966762%
46632MAJ9/U48185AE9/46632MAK6		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.482914094	0.000000000	6.7987629929%
D	10,201,000.00	10,201,000.00	0.00	0.00	0.00	10,201,000.00	55,931.20	0.00	6.5794966762%
46632MAL4/U48185AF6/46632MAM2		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.482913440	0.000000000	6.7987629929%
E	10,202,000.00	10,202,000.00	0.00	0.00	0.00	10,202,000.00	55,936.69	0.00	6.5794966762%
46632MAN0/U48185AG4/46632MAP5		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.482914134	0.000000000	6.7987629929%
F	13,116,000.00	13,116,000.00	0.00	0.00	0.00	13,116,000.00	71,913.90	0.00	6.5794966762%
46632MAQ3/U48185AH2/46632MAR1		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.482913998	0.000000000	6.7987629929%
G	11,659,000.00	11,659,000.00	0.00	0.00	0.00	11,659,000.00	63,925.29	0.00	6.5794966762%
46632MAS9/U48185AJ8/46632MAT7		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.482913629	0.000000000	6.7987629929%
H	16,031,000.00	16,031,000.00	0.00	0.00	0.00	16,031,000.00	87,896.59	0.00	6.5794966762%
46632MAU4/U48185AK5/46632MAV2		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.482913730	0.000000000	6.7987629929%
J	14,574,000.00	14,574,000.00	0.00	0.00	0.00	14,574,000.00	79,907.99	0.00	6.5794966762%
46632MAW0/U48185AL3/46632MAX8		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.482914094	0.000000000	6.7987629929%

*Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. * Denotes Controlling Class*

LaSalle Global Trust Services

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Series 2008-C2

WAC:	6.624688%
WAMM:	105
Current Index:	2.475000%
Next Index:	2.456250%

Statement Date:	14-Jul-08
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Bond Payment

Class CUSIP	Original Face Value (1)	Opening Balance Per $ 1000	Principal Payment Per $ 1000	Principal Adj. or Loss Per $ 1000	Negative Amortization Per $ 1000	Closing Balance Per $ 1000	Interest Payment (2) Per $ 1000	Interest Adjustment Per $ 1000	Pass-Through Rate Next Rate(3)
K 46632MAY6/U48185AM1/46632MAZ3	14,573,000.00	14,573,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	14,573,000.00 1000.000000000	79,902.50 5.482913607	0.00 0.000000000	6.5794966762% 6.7987629929%
L 46632MBA7/U48185AN9/46632MBB5	8,745,000.00	8,745,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	8,745,000.00 1000.000000000	31,365.40 3.586666667	0.00 0.000000000	4.3040000000% 4.3040000000%
M 46632MBC3/U48185AP4/46632MBD1	4,372,000.00	4,372,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	4,372,000.00 1000.000000000	15,680.91 3.586667429	0.00 0.000000000	4.3040000000% 4.3040000000%
N 46632MBE9/U48185AQ2/46632MBF6	5,829,000.00	5,829,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	5,829,000.00 1000.000000000	20,906.68 3.586666667	0.00 0.000000000	4.3040000000% 4.3040000000%
P 46632MBG4/U48185AR0/46632MBH2	4,372,000.00	4,372,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	4,372,000.00 1000.000000000	15,680.91 3.586667429	0.00 0.000000000	4.3040000000% 4.3040000000%
Q 46632MBJ8/U48185AS8/46632MBK5	2,915,000.00	2,915,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,915,000.00 1000.000000000	10,455.13 3.586665523	0.00 0.000000000	4.3040000000% 4.3040000000%
T 46632MBL3/U48185AT6/46632MBM1	4,372,000.00	4,372,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	4,372,000.00 1000.000000000	15,680.91 3.586667429	0.00 0.000000000	4.3040000000% 4.3040000000%
NR 46632MBN9/U48185AU3/46632MBP4	21,861,035.00	21,861,035.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	21,861,035.00 1000.000000000	78,408.25 3.586666871	0.00 0.000000000	4.3040000000% 4.3040000000%
X 46632MCG3	1,165,893,035.00 **N**	1,165,690,579.50 999.826351566	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,165,433,200.94 999.605594985	470,019.20 0.403140928	0.00 0.000000000	0.48385313315% 0.6469681088%
R 46632MAA8	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
LR 46632MAC4	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
Total	1,165,893,035.00	1,165,690,579.50	257,378.56	0.00	0.00	1,165,433,200.94	6,391,381.09	0.00	

Total P&I Payment	6,648,759.65

*Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. * Denotes Controlling Class*

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Grantor Trust

Class CUSIP	Original Face Value (1)	Opening Balance Per $ 1000	Principal Payment Per $ 1000	Principal Adj. or Loss Per $ 1000	Negative Amortization Per $ 1000	Closing Balance Per $ 1000	Interest Payment (2) Per $ 1000	Interest Adjustment Per $ 1000	Pass-Through Rate Next Rate(3)
A4FL 46632MCA6	145,000,000.00	145,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	145,000,000.00 1000.000000000	688,447.91 4.747916621	176,114.58 1.214583310	3.9750000000% 3.9562500000%
Total	145,000,000.00	145,000,000.00	0.00	0.00	0.00	145,000,000.00	688,447.91	176,114.58	

Total P&I Payment	688,447.91

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Cash Reconciliation Summary

Interest Summary	
Current Scheduled Interest	6,168,146.32
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	265,146.46
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	6,433,292.78
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00
Less Fee Paid To Servicer	(40,415.71)
Less Fee Strips Paid by Servicer	0.00
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
Total Unscheduled Fees & Expenses	0.00
Total Interest Due Trust	6,392,877.07
Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,495.99)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,495.99)
Total Interest Due Certs	6,391,381.08

Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	221,817.27
Advanced Scheduled Principal	35,561.29
Scheduled Principal	257,378.56
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	257,378.56
Remittance P&I Due Trust	6,650,255.63
Remittance P&I Due Certs	6,648,759.64

Pool Balance Summary

	Balance	Count
Beginning Pool	1,165,690,579.91	79
Scheduled Principal	257,378.56	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	1,165,433,201.35	79

Non-P&I Servicing Advance Summary

	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
Ending Outstanding	0.00

Servicing Fee Summary	
Current Servicing Fees	40,415.71
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	1,987.07
Total Servicing Fees	42,402.78

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPIE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)

	Principal	Interest
Prior Outstanding	7,389.19	65,955.81
Plus Current Period	35,561.29	265,146.46
Less Recovered	(7,389.19)	(65,955.81)
Less Non Recovered	0.00	0.00
Ending Outstanding	35,561.29	265,146.46

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Cash Reconciliation Summary Loan Group I

Interest Summary

Current Scheduled Interest	5,885,867.05
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	194,682.48
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	6,080,549.53
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00
Less Fee Paid To Servicer	(38,091.51)
Less Fee Strips Paid by Servicer	0.00
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
Total Unscheduled Fees & Expenses	0.00
Total Interest Due Trust	6,042,458.02
Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,412.49)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,412.49)
Total Interest Due Certs	6,041,045.53

Principal Summary

Scheduled Principal:	
Current Scheduled Principal	208,523.38
Advanced Scheduled Principal	23,066.24
Scheduled Principal	231,589.62
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	231,589.62
Remittance P&I Due Trust	6,274,047.64
Remittance P&I Due Certs	6,272,635.15

Pool Balance Summary

	Balance	Count
Beginning Pool	1,100,635,196.41	69
Scheduled Principal	231,589.62	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	1,100,403,606.79	69

Non-P&I Servicing Advance Summary

	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
Ending Outstanding	0.00

Servicing Fee Summary

Current Servicing Fees	38,091.51
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	1,356.98
Total Servicing Fees	39,448.49

Cumulative Prepayment Consideration Received

Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary

Gross PPIS	0.00
Reduced by PPIE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)

	Principal	Interest
Prior Outstanding	5,468.24	51,201.93
Plus Current Period	23,066.24	194,682.48
Less Recovered	(5,468.24)	(51,201.93)
Less Non Recovered	0.00	0.00
Ending Outstanding	23,066.24	194,682.48

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Cash Reconciliation Summary Loan Group II

Interest Summary

Current Scheduled Interest	282,279.27
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	70,463.98
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	352,743.25
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00
Less Fee Paid To Servicer	(2,324.20)
Less Fee Strips Paid by Servicer	0.00
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
Total Unscheduled Fees & Expenses	0.00
Total Interest Due Trust	350,419.05
Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(83.50)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(83.50)
Total Interest Due Certs	350,335.55

Principal Summary

Scheduled Principal:	
Current Scheduled Principal	13,293.89
Advanced Scheduled Principal	12,495.05
Scheduled Principal	25,788.94
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	25,788.94
Remittance P&I Due Trust	376,207.99
Remittance P&I Due Certs	376,124.49

Pool Balance Summary

	Balance	Count
Beginning Pool	65,055,383.50	10
Scheduled Principal	25,788.94	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	65,029,594.56	10

Non-P&I Servicing Advance Summary

	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
Ending Outstanding	0.00

Servicing Fee Summary

Current Servicing Fees	2,324.20
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	630.09
Total Servicing Fees	2,954.29

Cumulative Prepayment Consideration Received

Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary

Gross PPIS	0.00
Reduced by PPIE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)

	Principal	Interest
Prior Outstanding	1,920.95	14,753.88
Plus Current Period	12,495.05	70,463.98
Less Recovered	(1,920.95)	(14,753.88)
Less Non Recovered	0.00	0.00
Ending Outstanding	12,495.05	70,463.98

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Bond Interest Reconciliation Detail

Class	Accrual		Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shorfalls	Credit Support	
	Method	Days										Original	Current (1)
A1	30/360	30	23,213,805.67	5.017000%	97,053.05	0.00	0.00	97,053.05	97,053.05	0.00	0.00	30.00%	30.01%
A2	30/360	30	68,126,000.00	5.855000%	332,398.11	0.00	0.00	332,398.11	332,398.11	0.00	0.00	30.00%	30.01%
A3	30/360	30	105,514,000.00	6.288000%	552,893.36	0.00	0.00	552,893.36	552,893.36	0.00	0.00	30.00%	30.01%
A4	30/360	30	354,554,000.00	6.068000%	1,792,861.39	0.00	0.00	1,792,861.39	1,792,861.39	0.00	0.00	30.00%	30.01%
ASB	30/360	30	54,460,000.00	6.125000%	277,972.92	0.00	0.00	277,972.92	277,972.92	0.00	0.00	30.00%	30.01%
A1A	30/360	30	65,054,738.83	5.998000%	325,165.27	0.00	0.00	325,165.27	325,165.27	0.00	0.00	30.00%	30.01%
AM	30/360	30	116,589,000.00	6.579497%	639,247.45	0.00	0.00	639,247.45	639,247.45	0.00	0.00	20.00%	20.01%
AJ	30/360	30	61,209,000.00	6.579497%	335,603.68	0.00	0.00	335,603.68	335,603.68	0.00	0.00	14.75%	14.76%
B	30/360	30	14,574,000.00	6.579497%	79,907.99	0.00	0.00	79,907.99	79,907.99	0.00	0.00	13.50%	13.51%
C	30/360	30	14,574,000.00	6.579497%	79,907.99	0.00	0.00	79,907.99	79,907.99	0.00	0.00	12.25%	12.25%
D	30/360	30	10,201,000.00	6.579497%	55,931.20	0.00	0.00	55,931.20	55,931.20	0.00	0.00	11.38%	11.38%
E	30/360	30	10,202,000.00	6.579497%	55,936.69	0.00	0.00	55,936.69	55,936.69	0.00	0.00	10.50%	10.50%
F	30/360	30	13,116,000.00	6.579497%	71,913.90	0.00	0.00	71,913.90	71,913.90	0.00	0.00	9.38%	9.38%
G	30/360	30	11,659,000.00	6.579497%	63,925.29	0.00	0.00	63,925.29	63,925.29	0.00	0.00	8.38%	8.38%
H	30/360	30	16,031,000.00	6.579497%	87,896.59	0.00	0.00	87,896.59	87,896.59	0.00	0.00	7.00%	7.00%
J	30/360	30	14,574,000.00	6.579497%	79,907.99	0.00	0.00	79,907.99	79,907.99	0.00	0.00	5.75%	5.75%
K	30/360	30	14,573,000.00	6.579497%	79,902.50	0.00	0.00	79,902.50	79,902.50	0.00	0.00	4.50%	4.50%
L	30/360	30	8,745,000.00	4.304000%	31,365.40	0.00	0.00	31,365.40	31,365.40	0.00	0.00	3.75%	3.75%
M	30/360	30	4,372,000.00	4.304000%	15,680.91	0.00	0.00	15,680.91	15,680.91	0.00	0.00	3.38%	3.38%
N	30/360	30	5,829,000.00	4.304000%	20,906.68	0.00	0.00	20,906.68	20,906.68	0.00	0.00	2.88%	2.88%
P	30/360	30	4,372,000.00	4.304000%	15,680.91	0.00	0.00	15,680.91	15,680.91	0.00	0.00	2.50%	2.50%
Q	30/360	30	2,915,000.00	4.304000%	10,455.13	0.00	0.00	10,455.13	10,455.13	0.00	0.00	2.25%	2.25%
T	30/360	30	4,372,000.00	4.304000%	15,680.91	0.00	0.00	15,680.91	15,680.91	0.00	0.00	1.88%	1.88%
NR	30/360	30	21,861,035.00	4.304000%	78,408.25	0.00	0.00	78,408.25	78,408.25	0.00	0.00	0.00%	0.00%
X	30/360	30	1,165,690,579.50	0.483853%	470,019.20	0.00	0.00	470,019.20	470,019.20	0.00	0.00	NA	NA

(1) Determined as follows: (A) the ending balance of all the classes less (B) the sum of (i) the ending balance of the class and (ii) the ending balance of all classes which are not subordinate to the class divided by (A).

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Bond Interest Reconciliation Detail

Class	Accrual Method	Accrual Days	Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shorfalls	Credit Support Original	Credit Support Current (1)
R	N/A		0.00	0.000000%	0.00	0.01	0.00	0.00	0.00	0.00	0.00	NA	NA
LR	N/A		0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
A4FL	Act/360	32	145,000,000.00	3.975000%	512,333.33	176,114.57	0.00	512,333.33	688,447.91	0.00	0.00	NA	NA
					6,178,956.09	176,114.58	0.00	6,178,956.09	6,355,070.67	0.00	0.00		

(1) Determined as follows: (A) the ending balance of all the classes less (B) the sum of (i) the ending balance of the class and (ii) the ending balance of all classes which are not subordinate to the class divided by (A).

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Bond Interest Reconciliation Detail

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
A1	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97,053.05	97,053.05
A2	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	332,398.11	332,398.11
A3	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	552,893.36	552,893.36
A4	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,792,861.39	1,792,861.39
ASB	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	277,972.92	277,972.92
A1A	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325,165.27	325,165.27
AM	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	639,247.45	639,247.45
AJ	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	335,603.68	335,603.68
B	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,907.99	79,907.99
C	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,907.99	79,907.99
D	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55,931.20	55,931.20
E	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55,936.69	55,936.69
F	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71,913.90	71,913.90
G	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63,925.29	63,925.29
H	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87,896.59	87,896.59
J	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,907.99	79,907.99
K	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,902.50	79,902.50
L	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,365.40	31,365.40
M	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,680.91	15,680.91
N	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,906.68	20,906.68
P	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,680.91	15,680.91
Q	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,455.13	10,455.13
T	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,680.91	15,680.91
NR	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78,408.25	78,408.25
X	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	470,019.20	470,019.20

(1) Other Interest Proceeds are additional interest amounts specifically allocated to the bond(s) and used in determining the Bondholder's Distributable Interest.

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Bond Interest Reconciliation Detail

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
R	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
LR	1-Jun-2008	1-Jul-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A4FL	12-Jun-2008	14-Jul-2008	0.00	0.00	0.00	0.00	176,114.57	0.00	0.00	0.00	512,333.33	688,447.91
			0.00	0.00	0.00	0.00	176,114.58	0.00	0.00	0.00	6,178,956.09	6,355,070.67

(1) Other Interest Proceeds are additional interest amounts specifically allocated to the bond(s) and used in determining the Bondholder's Distributable Interest.

Bond Principal Reconciliation

Class	Original Class Balance	Beginning Class Balance	Additions: Scheduled Principal Payment	Additions: Unscheduled Principal Payment	Additions: Extra Principal Payment Amt	Additions: Prior Loss Reimburs.	Losses: Current Losses	Losses: Cumulative Losses	Losses: Interest on Losses	Ending Class Balance	Rated Final Maturity	Credit Support: Original	Credit Support: Currentt
A1	23,396,000.00	23,213,805.67	231,589.62	0.00	0.00	0.00	0.00	0.00	0.00	22,982,216.05	2/12/2051	30.00%	30.01%
A2	68,126,000.00	68,126,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,126,000.00	2/12/2051	30.00%	30.01%
A3	105,514,000.00	105,514,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105,514,000.00	2/12/2051	30.00%	30.01%
A4	354,554,000.00	354,554,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	354,554,000.00	2/12/2051	30.00%	30.01%
ASB	54,460,000.00	54,460,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,460,000.00	2/12/2051	30.00%	30.01%
A1A	65,075,000.00	65,054,738.83	25,788.94	0.00	0.00	0.00	0.00	0.00	0.00	65,028,949.89	2/12/2051	30.00%	30.01%
AM	116,589,000.00	116,589,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116,589,000.00	2/12/2051	20.00%	20.01%
AJ	61,209,000.00	61,209,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61,209,000.00	2/12/2051	14.75%	14.76%
B	14,574,000.00	14,574,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,574,000.00	2/12/2051	13.50%	13.51%
C	14,574,000.00	14,574,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,574,000.00	2/12/2051	12.25%	12.25%
D	10,201,000.00	10,201,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,201,000.00	2/12/2051	11.38%	11.38%
E	10,202,000.00	10,202,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,202,000.00	2/12/2051	10.50%	10.50%
F	13,116,000.00	13,116,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,116,000.00	2/12/2051	9.38%	9.38%
G	11,659,000.00	11,659,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,659,000.00	2/12/2051	8.38%	8.38%
H	16,031,000.00	16,031,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,031,000.00	2/12/2051	7.00%	7.00%
J	14,574,000.00	14,574,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,574,000.00	2/12/2051	5.75%	5.75%
K	14,573,000.00	14,573,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,573,000.00	2/12/2051	4.50%	4.50%
L	8,745,000.00	8,745,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,745,000.00	2/12/2051	3.75%	3.75%
M	4,372,000.00	4,372,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,372,000.00	2/12/2051	3.38%	3.38%
N	5,829,000.00	5,829,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,829,000.00	2/12/2051	2.88%	2.88%
P	4,372,000.00	4,372,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,372,000.00	2/12/2051	2.50%	2.50%
Q	2,915,000.00	2,915,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,915,000.00	2/12/2051	2.25%	2.25%
T	4,372,000.00	4,372,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,372,000.00	2/12/2051	1.88%	1.88%

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Bond Principal Reconciliation

Class	Original Class Balance	Beginning Class Balance	Additions: Scheduled Principal Payment	Additions: Unscheduled Principal Payment	Additions: Extra Principal Payment Amt	Additions: Prior Loss Reimburs.	Losses: Current Losses	Losses: Cumulative Losses	Losses: Interest on Losses	Ending Class Balance	Rated Final Maturity	Credit Support: Original	Credit Support: Currentt
NR	21,861,035.00	21,861,035.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,861,035.00	2/12/2051	0.00%	0.00%
R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2/12/2051	NA	NA
LR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2/12/2051	NA	NA
A4FL	145,000,000.00	145,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145,000,000.00	2/12/2051	NA	NA
	1,165,893,035.00	1,165,690,579.50	257,378.56	0.00	0.00	0.00	0.00	0.00	0.00	1,165,433,200.94			

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date	14-Jul-08
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Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Interest Adjustments Summary

Shortfall Allocated to the Bonds:

Net Prepayment Int. Shortfalls Allocated to the Bonds	0.00
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Legal Fees	0.00
Misc. Fees & Expenses Paid by/to Servicer	0.00
Interest Paid to Servicer on Outstanding Advances	0.00
ASER Interest Advance Reduction	0.00
Interest Not Advanced (Current Period)	0.00
Recoup of Prior Advances by Servicer	0.00
Servicing Fees Paid Servicer on Loans Not Advanced	0.00
Misc. Fees & Expenses Paid by Trust	0.00
Shortfall Due to Rate Modification	0.00
Other Interest Loss	0.00
Total Shortfall Allocated to the Bonds	**0.00**

Excess Allocated to the Bonds:

Other Interest Proceeds Due the Bonds	0.00
Prepayment Interest Excess Due the Bonds	0.00
Interest Income	0.00
Yield Maintenance Penalties Due the Bonds	0.00
Prepayment Penalties Due the Bonds	0.00
Recovered ASER Interest Due the Bonds	0.00
Recovered Interest Due the Bonds	0.00
ARD Excess Interest	0.00
Total Excess Allocated to the Bonds	**0.00**

Aggregate Interest Adjustment Allocated to the Bonds

Total Excess Allocated to the Bonds	0.00
Less Total Shortfall Allocated to the Bonds	0.00
Total Interest Adjustment to the Bonds	**0.00**

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
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Record Date:	30-Jun-08

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A1	46632MBQ2	AAA	Aaa	NR			
A2	46632MBS8	AAA	Aaa	NR			
A3	46632MBW9	AAA	Aaa	NR			
A4	46632MBY5	AAA	Aaa	NR			
A4FL_REG		AAA	Aaa	NR			
ASB	46632MCC2	AAA	Aaa	NR			
A1A	46632MCE8	AAA	Aaa	NR			
AM	46632MCJ7	AAA	Aaa	NR			
AJ	46632MCL2	AAA	Aaa	NR			
B	46632MAG5	AA+	Aa1	NR			
C	46632MAJ9	AA	Aa2	NR			
D	46632MAL4	AA-	Aa3	NR			
E	46632MAN0	A+	A1	NR			
F	46632MAQ3	A	A2	NR			
G	46632MAS9	A-	A3	NR			
H	46632MAU4	BBB+	Baa1	NR			
J	46632MAW0	BBB	Baa2	NR			
K	46632MAY6	BBB-	Baa3	NR			
L	46632MBA7	BB+	Ba1	NR			
M	46632MBC3	BB	Ba2	NR			
N	46632MBE9	BB-	Ba3	NR			
P	46632MBG4	B+	B1	NR			

NR - Designates that the class was not rated by the rating agency.

(1) Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date: 14-Jul-08
Payment Date: 14-Jul-08
Prior Payment: 12-Jun-08
Next Payment: 12-Aug-08
Record Date: 30-Jun-08

Rating Information

Class	CUSIP	Original Ratings Fitch	Original Ratings Moody's	Original Ratings S&P	Rating Change/Change Date(1) Fitch	Rating Change/Change Date(1) Moody's	Rating Change/Change Date(1) S&P
Q	46632MBJ8	B	B2	NR			
T	46632MBL3	B-	B3	NR			
NR	46632MBN9	NR	NR	NR			
X	46632MCG3	AAA	Aaa	NR			
A4FL	46632MCA6	AAA	Aaa	NR			

NR - Designates that the class was not rated by the rating agency.

(1) Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.

Other Related Information

SWAP Calculations

		Notional	Rate	Amount
Class A4-FL	Fixed Payer:	145,000,000.00	5.99800%	724,758.33
	Float Payer:	145,000,000.00	3.97500%	688,447.92

SWAP Contract

	Amount Received	Amount Paid	Yield Maintenance Prepayment Premiums Paid	Shortfall Amount
Class A4-FL	0.00	36,310.42	0.00	0.00

Asset-Backed Facts ~ 15 Month Historical Loan Status Summary

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
7/14/2008	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6/12/2008	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Loan Group I

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
7/14/2008	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6/12/2008	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Loan Group II

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
7/14/2008	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6/12/2008	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
14-Jul-08	79	1,165,433,201	0	0	0	0	0	0	0	0	0	0	105	357	6.62%	6.58%
	100.00%	99.96%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
12-Jun-08	79	1,165,690,580	0	0	0	0	0	0	0	0	0	0	106	357	6.85%	6.80%
	100.00%	99.98%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Loan Group I

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
14-Jul-08	69	1,100,403,607	0	0	0	0	0	0	0	0	0	0	105	357	6.63%	6.59%
	87.34%	94.38%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
12-Jun-08	69	1,100,635,196	0	0	0	0	0	0	0	0	0	0	106	357	6.85%	6.81%
	87.34%	94.40%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Loan Group II

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
14-Jul-08	10	65,029,595	0	0	0	0	0	0	0	0	0	0	107	357	6.52%	6.46%
	12.66%	5.58%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
12-Jun-08	10	65,055,384	0	0	0	0	0	0	0	0	0	0	108	358	6.74%	6.68%
	12.66%	5.58%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

Historical Collateral Level Payoff Report

Disclosure Control #	Payoff Period	Initial Balance	Type	Payoff Amount	Penalty Amount	Prepayment Date	Maturity Date	Property Type	Geographic Location
			Current						
			Cumulative						

Mortgage Loan Characteristics

Distribution of Principal Balances

Current Scheduled Balance	# of Loans	Scheduled Balance	% of Balance	Weighted Average Term	Weighted Average Coupon	Weighted Average PFY DSCR
0 to 3,000,000	11	24,145,973	2.07%	112	6.59%	0.00
3,000,000 to 6,000,000	30	136,572,435	11.72%	112	6.67%	0.00
6,000,000 to 9,000,000	9	63,427,698	5.44%	106	6.88%	0.00
9,000,000 to 12,000,000	6	63,645,840	5.46%	103	6.79%	0.00
12,000,000 to 15,000,000	3	42,440,419	3.64%	94	7.25%	0.00
15,000,000 to 18,000,000	2	32,478,186	2.79%	116	6.70%	0.00
18,000,000 to 21,000,000	1	19,380,000	1.66%	114	6.79%	0.00
21,000,000 to 24,000,000	2	42,800,000	3.67%	114	6.78%	0.00
24,000,000 to 27,000,000	3	77,720,181	6.67%	113	6.88%	0.00
27,000,000 to 30,000,000	2	55,340,469	4.75%	114	6.78%	0.00
30,000,000 to 33,000,000	2	63,300,000	5.43%	114	6.33%	0.00
33,000,000 to 36,000,000	0	0	0.00%	0	0.00%	0.00
36,000,000 to 39,000,000	2	76,812,000	6.59%	113	6.97%	0.00
39,000,000 to 42,000,000	1	42,000,000	3.60%	106	6.01%	0.00
42,000,000 to 45,000,000	2	86,170,000	7.39%	81	6.26%	0.00
45,000,000 to 48,000,000	0	0	0.00%	0	0.00%	0.00
48,000,000 to 51,000,000	0	0	0.00%	0	0.00%	0.00
51,000,000 to 54,000,000	0	0	0.00%	0	0.00%	0.00
54,000,000 to 57,000,000	0	0	0.00%	0	0.00%	0.00
57,000,000 & Above	3	339,200,000	29.11%	100	6.48%	0.00
	79	1,165,433,201	100.00%			

Average Schedule Balance 14,752,319
Maximum Schedule Balance 125,200,000
Minimum Schedule Balance 1,439,004

Distribution of Remaining Term (Fully Amortizing)

Fully Amortizing Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average Term	Weighted Average Coupon	Weighted Average PFY DSCR
0 to 50	0	0	0.00%	0	0.00%	0.00
51 to 100	0	0	0.00%	0	0.00%	0.00
101 to 150	0	0	0.00%	0	0.00%	0.00
151 & Above	0	0	0.00%	0	0.00%	0.00
	0	0	0.00%			

Distribution of Mortgage Interest Rates

Current Mortgage Interest Rate	# of Loans	Scheduled Balance	% of Balance	Weighted Average Term	Weighted Average Coupon	Weighted Average PFY DSCR
5.000% to 6.000%	5	74,456,565	6.39%	80	5.97%	0.00
6.001% to 6.250%	6	89,116,221	7.65%	110	6.09%	0.00
6.251% to 6.500%	13	358,551,516	30.77%	100	6.35%	0.00
6.501% to 6.750%	19	187,918,372	16.12%	113	6.61%	0.00
6.751% to 7.000%	20	260,322,524	22.34%	114	6.88%	0.00
7.001% to 7.250%	9	107,380,384	9.21%	96	7.15%	0.00
7.251% to 7.500%	5	69,695,047	5.98%	115	7.31%	0.00
7.501% to 7.750%	0	0	0.00%	0	0.00%	0.00
7.751% to 8.000%	1	14,000,000	1.20%	116	8.00%	0.00
8.001% to 8.250%	0	0	0.00%	0	0.00%	0.00
8.251% to 8.500%	0	0	0.00%	0	0.00%	0.00
8.501% to 8.750%	1	3,992,573	0.34%	56	8.71%	0.00
8.751% & Above	0	0	0.00%	0	0.00%	0.00
	79	1,165,433,201	100.00%			

Minimum Mortgage Interest Rate 5.780%
Maximum Mortgage Interest Rate 8.707%

Distribution of Remaining Term (Balloon)

Balloon Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average Term	Weighted Average Coupon	Weighted Average PFY DSCR
0 to 60	5	80,633,336	6.92%	52	6.58%	0.00
61 to 120	73	1,079,819,159	92.65%	109	6.63%	0.00
121 to 180	1	4,980,706	0.43%	164	5.78%	0.00
181 to 240	0	0	0.00%	0	0.00%	0.00
241 to 300	0	0	0.00%	0	0.00%	0.00
301 to 360	0	0	0.00%	0	0.00%	0.00
361 & Above	0	0	0.00%	0	0.00%	0.00
	79	1,165,433,201	100.00%			

Minimum Remaining Term 51
Maximum Remaining Term 164

Mortgage Loan Characteristics

Distribution of DSCR (PFY)

Debt Service Coverage Ratio		# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
1.000	1.200	0	0	0.00%	0	0.00%	0.00
1.201	1.400	0	0	0.00%	0	0.00%	0.00
1.401	1.600	0	0	0.00%	0	0.00%	0.00
1.601	1.800	0	0	0.00%	0	0.00%	0.00
1.801	2.000	0	0	0.00%	0	0.00%	0.00
2.001	2.200	0	0	0.00%	0	0.00%	0.00
2.201	2.400	0	0	0.00%	0	0.00%	0.00
2.401	2.600	0	0	0.00%	0	0.00%	0.00
2.601	2.800	0	0	0.00%	0	0.00%	0.00
2.801	3.000	0	0	0.00%	0	0.00%	0.00
3.001	3.200	0	0	0.00%	0	0.00%	0.00
3.201	3.400	0	0	0.00%	0	0.00%	0.00
3.401	3.600	0	0	0.00%	0	0.00%	0.00
3.601	3.800	0	0	0.00%	0	0.00%	0.00
3.801	& Above	0	0	0.00%	0	0.00%	0.00
Unknown		79	1,165,433,201	100.00%	105	6.62%	0.00
		79	1,165,433,201	100.00%			

Maximum DSCR 0.000
Minimum DSCR 0.000

Distribution of DSCR (Cutoff)

Debt Service Coverage Ratio		# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
1.000	1.225	41	769,333,398	66.01%	106	6.60%	0.00
1.226	1.450	27	276,895,953	23.76%	101	6.84%	0.00
1.451	1.675	4	56,976,657	4.89%	103	6.28%	0.00
1.676	1.900	5	26,246,487	2.25%	111	6.58%	0.00
1.901	2.125	0	0	0.00%	0	0.00%	0.00
2.126	2.350	0	0	0.00%	0	0.00%	0.00
2.351	2.575	0	0	0.00%	0	0.00%	0.00
2.576	2.800	0	0	0.00%	0	0.00%	0.00
2.801	3.025	1	31,000,000	2.66%	114	6.19%	0.00
3.026	3.250	0	0	0.00%	0	0.00%	0.00
3.251	3.475	0	0	0.00%	0	0.00%	0.00
3.476	3.700	0	0	0.00%	0	0.00%	0.00
3.701	& Above	1	4,980,706	0.43%	164	5.78%	0.00
		79	1,165,433,201	100.00%			

Maximum DSCR 3.760
Minimum DSCR 1.100

Geographic Distribution

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
California	4	247,214,631	21.21%	94	6.33%	0.00
Multiple States	3	139,310,659	11.95%	114	6.88%	0.00
Pennsylvania	6	96,120,254	8.25%	111	7.03%	0.00
Wisconsin	4	92,139,350	7.91%	115	6.91%	0.00
Maryland	4	62,226,007	5.34%	114	6.63%	0.00
Massachusetts	2	48,375,858	4.15%	56	5.99%	0.00
Texas	5	47,469,775	4.07%	97	6.57%	0.00
New Jersey	4	43,860,695	3.76%	113	6.76%	0.00
Nevada	1	42,250,000	3.63%	112	6.52%	0.00
Washington	1	42,000,000	3.60%	106	6.01%	0.00
Georgia	3	35,204,746	3.02%	112	6.64%	0.00
Ohio	5	34,685,829	2.98%	101	7.24%	0.00
Florida	5	31,410,288	2.70%	91	7.03%	0.00
District of Columbia	1	27,620,000	2.37%	112	6.37%	0.00
Oregon	3	26,685,000	2.29%	113	6.61%	0.00
New York	5	26,314,968	2.26%	121	6.43%	0.00
Louisiana	1	21,500,000	1.84%	114	6.59%	0.00
Alabama	3	20,768,027	1.78%	114	6.58%	0.00
Missouri	4	20,092,404	1.72%	113	6.91%	0.00
North Carolina	1	7,204,453	0.62%	112	6.87%	0.00
Montana	1	6,200,000	0.53%	114	6.12%	0.00
Iowa	2	5,875,031	0.50%	109	6.71%	0.00
Minnesota	1	5,826,446	0.50%	110	6.64%	0.00
Tennessee	2	5,751,533	0.49%	113	6.82%	0.00
West Virginia	1	5,555,743	0.48%	112	6.37%	0.00
Arizona	1	4,680,000	0.40%	114	6.71%	0.00
New Mexico	1	4,218,461	0.36%	116	7.27%	0.00
Indiana	1	4,150,000	0.36%	110	6.64%	0.00
South Carolina	1	3,175,000	0.27%	110	6.68%	0.00
Illinois	1	3,059,610	0.26%	110	6.46%	0.00
Arkansas	1	2,452,000	0.21%	113	6.39%	0.00
Virginia	1	2,036,432	0.17%	115	7.46%	0.00
	79	1,165,433,201	100.00%			

Mortgage Loan Characteristics

Distribution of Property Types

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Retail	26	412,813,283	35.42%	100	6.50%	0.00
Office	13	308,329,588	26.46%	102	6.38%	0.00
Lodging	12	245,097,658	21.03%	114	7.00%	0.00
Multifamily	10	65,029,595	5.58%	107	6.52%	0.00
Mixed Use	4	35,908,736	3.08%	113	6.83%	0.00
Industrial	8	35,667,128	3.06%	106	6.89%	0.00
Various	1	25,075,000	2.15%	114	6.98%	0.00
Self Storage	4	23,512,214	2.02%	114	6.43%	0.00
Other	1	14,000,000	1.20%	116	8.00%	0.00
	79	1,165,433,201	100.00%			

Distribution of Loan Seasoning

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 10	74	1,027,657,138	88.18%	104	6.66%	0.00
11 to 20	5	137,776,063	11.82%	109	6.35%	0.00
21 to 30	0	0	0.00%	0	0.00%	0.00
31 to 40	0	0	0.00%	0	0.00%	0.00
41 to 50	0	0	0.00%	0	0.00%	0.00
51 to 60	0	0	0.00%	0	0.00%	0.00
61 to 70	0	0	0.00%	0	0.00%	0.00
71 to 80	0	0	0.00%	0	0.00%	0.00
81 to 90	0	0	0.00%	0	0.00%	0.00
91 to 100	0	0	0.00%	0	0.00%	0.00
101 or More	0	0	0.00%	0	0.00%	0.00
	79	1,165,433,201	100.00%			

Distribution of Amortization Type

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	43	279,323,201	23.97%	108	6.92%	0.00
IO Maturity Balloon	4	120,095,000	10.30%	88	6.07%	0.00
IO/Amortizing/Balloon	32	766,015,000	65.73%	107	6.60%	0.00
	79	1,165,433,201	100.00%			

Distribution of Year Loans Maturing

Year	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Prior to Current Year	0	0	0.00%	0	0.00%	0.00
2008	0	0	0.00%	0	0.00%	0.00
2009	0	0	0.00%	0	0.00%	0.00
2010	0	0	0.00%	0	0.00%	0.00
2011	0	0	0.00%	0	0.00%	0.00
2012	2	55,350,344	4.75%	51	6.21%	0.00
2013	3	25,282,992	2.17%	54	7.39%	0.00
2014	1	110,000,000	9.44%	75	6.25%	0.00
2015	0	0	0.00%	0	0.00%	0.00
2016	0	0	0.00%	0	0.00%	0.00
2017	40	467,327,272	40.10%	110	6.47%	0.00
2018	32	502,491,887	43.12%	114	6.87%	0.00
2019 & Greater	1	4,980,706	0.43%	164	5.78%	0.00
	79	1,165,433,201	100.00%			

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
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Record Date:	30-Jun-08

Delinquent Loan Detail

Disclosure Control #	Paid Thru Date	Current P&I Advance	Outstanding P&I Advances**	Out. Property Protection Advances	Loan Status Code (1)	Special Servicer Transfer Date	Foreclosure Date	Bankruptcy Date	REO Date
16	1-Jun-08	117,271.75	117,271.75	0.00	A				
34	1-Jun-08	47,357.43	47,357.43	0.00	B				
41	1-Jun-08	37,173.44	37,173.44	0.00	B				
50	1-Jun-08	29,107.80	29,107.80	0.00	B				
56	1-Jun-08	38,953.21	38,953.21	0.00	B				
71	1-Jun-08	16,677.79	16,677.79	0.00	B				
79	1-Jun-08	14,166.33	14,166.33	0.00	B				
Total		300,707.75	300,707.75						

(1) :Legend :	**A. In Grace Period**	**1. Delinq. 1 month**	**3. Delinquent 3 + months**	**5. Non Performing Matured Balloon**
	B. Late Payment but < 1 month delinq.	**2. Delinq. 2 months**	**4. Performing Matured Balloon**	

*** Outstanding P&I Advances include the current period P&I Advances and may include Servicer Advances.*

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
1	JPMC08C20001	Retail	1-Aug-17	0.00		CA	125,200,000	6.37%	664,395			
2	JPMC08C20001	Retail	1-Oct-14	0.00		CA	110,000,000	6.25%	573,054			
3	JPMC08C20001	Lodging	1-Jan-18	0.00		XX	104,000,000	6.86%	594,447			
4	JPMC08C20001	Office	1-Oct-12	0.00		MA	43,920,000	6.00%	219,600			
5	JPMC08C20001	Office	1-Nov-17	0.00		NV	42,250,000	6.52%	229,611			
6	JPMC08C20001	Office	1-May-17	0.00		WA	42,000,000	6.01%	210,350			
7	JPMC08C20001	Retail	1-Dec-17	0.00		PA	38,812,000	6.68%	216,053			
8	JPMC08C20001	Lodging	1-Jan-18	0.00		PA	38,000,000	7.27%	230,217			
9	JPMC08C20001	Office	1-Jan-18	0.00		WI	32,300,000	6.46%	173,882			
10	JPMC08C20001	Office	1-Jan-18	0.00		MD	31,000,000	6.19%	159,883			
11	JPMC08C20001	Lodging	1-Feb-18	0.00		WI	27,720,469	7.19%	188,767			
12	JPMC08C20001	Office	1-Nov-17	0.00		DC	27,620,000	6.37%	146,618			
13	JPMC08C20001	Lodging	1-Feb-18	0.00		WI	26,745,181	7.19%	182,125			
14	JPMC08C20001	Office	1-Oct-17	0.00		GA	25,900,000	6.45%	139,213			
15	JPMC08C20001	Various	1-Jan-18	0.00		XX	25,075,000	6.98%	145,769			
16	JPMC08C20001	Office	1-Jan-18	0.00		LA	21,500,000	6.59%	117,988			A
17	JPMC08C20001	Office	1-Jan-18	0.00		NJ	21,300,000	6.97%	123,735			
18	JPMC08C20001	Mixed Use	1-Jan-18	0.00		OR	19,380,000	6.79%	109,659			
19	JPMC08C20001	Retail	1-May-18	0.00		MD	16,478,186	7.37%	113,905			
20	JPMC08C20002	Multifamily	1-Jan-18	0.00		TX	16,000,000	6.00%	80,000			
21	JPMC08C20001	Retail	1-Nov-17	0.00		NJ	14,600,000	6.55%	79,692			
22	JPMC08C20001	Other	1-Mar-18	0.00		OH	14,000,000	8.00%	93,333			
23	JPMC08C20001	Retail	1-Jan-13	0.00		TX	13,840,419	7.22%	94,568			

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(1) Legend:				
	A. In Grace Period	1. Delinquent 1 month	3. Delinquent 3+ months	5. Non Performing Matured Ballon
	B. Late Payment but < 1 month delinq	2. Delinquent 2 months	4. Performing Matured Balloon	

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
24	JPMC08C20002	Multifamily	1-Nov-12	0.00		FL	11,430,344	7.03%	76,742			
25	JPMC08C20002	Multifamily	1-Mar-18	0.00		TX	11,375,000	6.60%	62,563			
26	JPMC08C20001	Retail	1-Oct-17	0.00		NY	11,000,000	6.91%	63,342			
28	JPMC08C20001	Retail	1-Jan-18	0.00		XX	10,235,659	6.90%	67,730			
29	JPMC08C20001	Self Storage	1-Feb-18	0.00		AL	10,250,000	6.48%	55,350			
30	JPMC08C20001	Industrial	1-Jan-18	0.00		PA	9,354,837	6.80%	61,290			
31	JPMC08C20001	Lodging	1-Jan-18	0.00		FL	8,961,968	7.37%	62,130			
32	JPMC08C20001	Mixed Use	1-Oct-17	0.00		MD	8,150,000	7.06%	47,949			
33	JPMC08C20001	Office	1-Jan-13	0.00		OH	7,450,000	7.01%	43,520			
34	JPMC08C20001	Lodging	1-Nov-17	0.00		NC	7,204,453	6.87%	47,598			B
35	JPMC08C20001	Lodging	1-Oct-17	0.00		MD	6,597,821	6.34%	41,348			
36	JPMC08C20001	Retail	1-Jun-18	0.00		CA	6,538,070	6.81%	42,732			
37	JPMC08C20001	Lodging	1-Dec-17	0.00		GA	6,219,100	7.25%	42,636			
38	JPMC08C20001	Retail	1-Jan-18	0.00		MT	6,200,000	6.12%	31,620			
39	JPMC08C20001	Lodging	1-Oct-17	0.00		AL	6,106,286	6.78%	40,012			
40	JPMC08C20001	Lodging	1-Sep-17	0.00		MN	5,826,446	6.64%	37,677			
41	JPMC08C20002	Multifamily	1-Jan-18	0.00		MO	5,648,597	6.95%	37,550			B
42	JPMC08C20001	Retail	1-Nov-17	0.00		WV	5,555,743	6.37%	34,887			
43	JPMC08C20001	Lodging	1-Dec-17	0.00		MO	5,500,000	6.76%	30,983			
44	JPMC08C20001	Retail	1-Nov-17	0.00		CA	5,476,561	6.52%	34,925			
45	JPMC08C20001	Industrial	1-Sep-17	0.00		OH	5,428,341	6.46%	37,009			
46	JPMC08C20001	Retail	1-Jan-18	0.00		WI	5,373,700	6.74%	34,988			
47	JPMC08C20001	Industrial	1-Nov-17	0.00		OH	5,200,000	6.67%	28,916			

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(1) Legend: A. In Grace Period; B. Late Payment but < 1 month delinq; 1. Delinquent 1 month; 2. Delinquent 2 months; 3. Delinquent 3+ months; 4. Performing Matured Balloon; 5. Non Performing Matured Ballon

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
48	JPMC08C20001	Mixed Use	1-Feb-18	0.00		NJ	5,178,606	6.81%	33,936			
49	JPMC08C20001	Retail	1-Aug-17	0.00		OR	5,100,000	5.84%	24,820			
50	JPMC08C20002	Multifamily	1-Mar-22	0.00		NY	4,980,706	5.78%	29,274			B
51	JPMC08C20001	Retail	1-Dec-17	0.00		NY	4,918,198	6.10%	29,997			
52	JPMC08C20001	Retail	1-Nov-17	0.00		FL	4,868,171	6.72%	31,684			
53	JPMC08C20001	Office	1-Sep-17	0.00		MO	4,763,348	6.99%	31,902			
54	JPMC08C20001	Self Storage	1-Jan-18	0.00		AZ	4,680,000	6.71%	26,151			
55	JPMC08C20001	Self Storage	1-Sep-17	0.00		MA	4,455,858	5.85%	26,547			
56	JPMC08C20001	Industrial	1-Jan-18	0.00		AL	4,411,741	6.53%	39,285			B
57	JPMC08C20001	Retail	1-Nov-17	0.00		TN	4,312,529	6.84%	28,396			
58	JPMC08C20001	Office	1-Mar-18	0.00		NM	4,218,461	7.27%	28,913			
59	JPMC08C20002	Multifamily	1-Jan-18	0.00		MO	4,180,459	6.95%	27,791			
60	JPMC08C20002	Multifamily	1-Sep-17	0.00		IN	4,150,000	6.64%	22,963			
61	JPMC08C20001	Self Storage	1-Dec-17	0.00		TX	4,126,356	6.64%	26,614			
62	JPMC08C20001	Office	1-Nov-17	0.00		FL	4,107,779	6.66%	26,573			
63	JPMC08C20001	Industrial	1-Mar-13	0.00		PA	3,992,573	8.71%	31,345			
64	JPMC08C20001	Retail	1-Sep-17	0.00		IA	3,815,031	6.90%	25,323			
65	JPMC08C20001	Retail	1-Jan-18	0.00		PA	3,782,844	7.08%	25,486			
66	JPMC08C20001	Mixed Use	1-Aug-17	0.00		NY	3,200,130	6.52%	20,458			
67	JPMC08C20001	Retail	1-Sep-17	0.00		SC	3,175,000	6.68%	17,674			
68	JPMC08C20001	Retail	1-Jan-18	0.00		GA	3,085,646	6.97%	20,557			
69	JPMC08C20001	Industrial	1-Sep-17	0.00		IL	3,059,610	6.46%	20,860			
70	JPMC08C20001	Retail	1-Dec-17	0.00		NJ	2,782,089	6.12%	17,004			

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(1) Legend:
A. In Grace Period
B. Late Payment but < 1 month delinq
1. Delinquent 1 month
2. Delinquent 2 months
3. Delinquent 3+ months
4. Performing Matured Balloon
5. Non Performing Matured Ballon

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
71	JPMC08C20002	Multifamily	1-Nov-17	0.00		OH	2,607,488	6.60%	16,765			B
72	JPMC08C20002	Multifamily	1-Dec-17	0.00		AR	2,452,000	6.39%	13,057			
73	JPMC08C20001	Lodging	1-Aug-17	0.00		NY	2,215,934	6.11%	14,648			
74	JPMC08C20002	Multifamily	1-Dec-17	0.00		OR	2,205,000	6.78%	12,458			
75	JPMC08C20001	Industrial	1-Nov-17	0.00		PA	2,178,000	6.70%	12,161			
76	JPMC08C20001	Retail	1-Sep-17	0.00		TX	2,128,000	6.41%	11,367			
77	JPMC08C20001	Retail	1-Jul-17	0.00		IA	2,060,000	6.36%	10,918			
78	JPMC08C20001	Industrial	1-Feb-18	0.00		FL	2,042,026	7.08%	13,743			
79	JPMC08C20001	Retail	1-Feb-18	0.00		VA	2,036,432	7.46%	14,234			B
80	JPMC08C20001	Retail	1-Feb-18	0.00		TN	1,439,004	6.77%	9,391			
							1,165,433,201		**6,692,658**	**0**		

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(1) Legend:				
	A. In Grace Period	1. Delinquent 1 month	3. Delinquent 3+ months	5. Non Performing Matured Ballon
	B. Late Payment but < 1 month delinq	2. Delinquent 2 months	4. Performing Matured Balloon	

Specially Serviced (Part I) ~ Loan Detail (End of Period)

Disclosure Control #	Servicing Xfer Date	Loan Status Code(1)	Balance		Note Rate	Maturity Date	Remaining		Property Type	Geo. Location	NOI	DSCR	NOI Date
			Schedule	Actual			Life						

(1) Legend: A. P&I Adv - in Grace Period; B. P&I Adv - < one month delinq; 1. P&I Adv - delinquent 1 month; 2. P&I Adv - delinquent 2 months; 3. P&I Adv - delinquent 3+ months; 4. Mat. Balloon/Assumed P&I; 5. Non Performing Mat. Balloon

Specially Serviced Loan Detail (Part II) ~ Servicer Comments (End of Period)

Disclosure Control #	Resolution Strategy	Comments

Appraisal Reduction Detail

Disclosure Control#	Appraisal Red. Date	Scheduled Balance	AR Amount	Current P&I Advance	ASER		Note Rate	Maturity Date	Remaining Term		Property Type	Geographic Location	DSCR	Appraisal	
									Life					Value	Date

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Historical Collateral Level REO Report

Disclosure Control #	REO Date	City	State	Property Type	Book Value	Scheduled Balance	Recent Appraisal Value	Appraisal Date	Appraisal Reduction Amount	Date Liquidated	Liquidation Proceeds	Liquidation Expenses	Other Revenue Recovered	Realized Loss	Type (*)

(*) Legend: (1) Paid in Full, (2) Final Recovery Made, (3) Permitted Purchase (4) Final Recovery of REO, (5) Permitted purchase of REO

Loan Group I
Historical Collateral Level REO Report

Disclosure Control #	REO Date	City	State	Property Type	Book Value	Scheduled Balance	Recent Appraisal Value	Appraisal Date	Appraisal Reduction Amount	Date Liquidated	Liquidation Proceeds	Liquidation Expenses	Other Revenue Recovered	Realized Loss	Type (*)

(*) Legend: (1) Paid in Full, (2) Final Recovery Made, (3) Permitted Purchase (4) Final Recovery of REO, (5) Permitted purchase of REO

J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass Through Certificates
Series 2008-C2

Statement Date:	14-Jul-08
Payment Date:	14-Jul-08
Prior Payment:	12-Jun-08
Next Payment:	12-Aug-08
Record Date:	30-Jun-08

Loan Group II
Historical Collateral Level REO Report

Disclosure Control #	REO Date	City	State	Property Type	Book Value	Scheduled Balance	Recent Appraisal Value	Appraisal Date	Appraisal Reduction Amount	Date Liquidated	Liquidation Proceeds	Liquidation Expenses	Other Revenue Recovered	Realized Loss	Type (*)

(*) Legend: (1) Paid in Full, (2) Final Recovery Made, (3) Permitted Purchase (4) Final Recovery of REO, (5) Permitted purchase of REO

Realized Loss Detail

Period	Disclosure Control #	Appraisal Date	Appraisal Value	Beginning Scheduled Balance	Gross Proceeds	Gross Proceeds as a % of Sched. Balance	Aggregate Liquidation Expenses *	Net Liquidation Proceeds	Net Proceeds as a % of Sched. Balance	Realized Loss
Current Total										
Cumulative										

* Aggregate liquidation expenses also include outstanding P&I advances and unpaid servicing fees, unpaid trustee fees, etc..

Bond/Collateral Realized Loss Reconciliation

Prospectus ID	Period	Beginning Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates A	Amounts Covered by Overcollateralization and other Credit B	Interest (Shortages)/ Excesses applied to Realized Losses C	Modification Adjustments/Appraisal Reduction Adjustment D	Additional (Recoveries)/ Expenses applied to Realized Losses E	Current Realized Loss Applied to Certificates*	Recoveries of Realized Losses paid as Cash	(Recoveries)/ Realized Loss Applied to Certificate Interest
Cumulative											

*In the Initial Period the Current Realized Loss Applied to Certificates will equal Aggregate Realized Loss on Loans - B - C - D + E instead of A - C - D + E

Description of Fields

A	Prior Realized Loss Applied to Certificates
B	Reduction to Realized Loss applied to bonds (could represent OC, insurance policies, reserve accounts, etc)
C	Amounts classified by the Master as interest adjustments from general collections on a loan with a Realized Loss
D	Adjustments that are based on principal haircut or future interest foregone due to modification
E	Realized Loss Adjustments, Supplemental Recoveries or Expenses on a previously liquidated loan

Modified Loan Detail

Disclosure Control #	Ending Principal Balance	Modification Date	Cutoff Maturity Date	Modified Maturity Date	Modification Description

Modified Loan Detail includes loans whose terms, fees, penalties or payments have been waived or extended.

Maturity Extension Summary

Loans which have had their Maturity Dates extended	
Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Extension Period:	0
Loans in the process of having their Maturity Dates extended	
Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Anticipated Extension Period:	0
Loans in the process of having their Maturity Dates further extended	
Number of Loans:	0
Stated Principal Balance Outstanding:	0.00
Weighted Average Extension Period:	0
Loans paid-off that did experience Maturity Date extensions	
Number of Loans:	0
Cutoff Principal Balance:	0.00
Weighted Average Extension Period:	0
Loans paid-off that did not experience Maturity Date extensions	
Number of Loans:	0
Cutoff Principal Balance:	0.00

Defeased Loans

Disclosure Control #

Material Breaches and Material Document Defect Detail

Disclosure Control #	Ending Principal Balance	Material Breach Date	Material Breach Status	Material Breach and Material Document Defect Description

Material breaches of pool asset representation or warranties or transaction covenants.

Other Related Information

Class A4FL Yield Maintenance Premiums paid to the SWAP Counterparty	0.00
Additional Interest Paid to Floating Rate Certificates:	0.00
Additional Principal Paid to Floating Rate Certificates:	0.00
	Default Status
Mortgage Loan Event of Default or Event of Default Status:	None
Rating Agency Trigger Event:	None
Swap Default Status:	None
Floating Rate Certificate Interest Shortfall :	0.00
Floating Rate Certificate Principal Shortfall :	0.00

Swap Contract A4FL

Amount Received	Amount Paid	Shortfall
0.00	36,310.42	0.00

Class A4FL Distribution Conversion	None
Payment by Swap Counterparty as a Termination Payment:	0.00
Payment to any Successor Interest Rate Swap Counterparty to Acquire a Replacement Interest Rate Swap Agreement:	0.00
Collateral Posted in Connection with any Rating Agency Trigger Event:	0.00